

DRAFT

**IMPERIAL BEACH REDEVELOPMENT AGENCY
CITY OF IMPERIAL BEACH**

**9TH & Palm Public Workshop #1
Marina Vista Center
1075 8th Street
Imperial Beach, CA 91932**

WEDNESDAY, AUGUST 26, 2009

6:00 P.M.

In accordance with City policy, this meeting was recorded on tape in its entirety and the recording is available for review in the City of Imperial Beach, City Clerk's Office. This transcript is a brief summary of action taken.

STAFF PRESENT: Jerry Selby, Imperial Beach Redevelopment Agency Coordinator
Elizabeth Cumming, Assistant Project Manager
Tina Barclay, Administrative Secretary II
Estean Lenyoun, Sudberry Properties Inc. – Project Manager
Colton Sudberry, Sudberry Properties Inc. - President
Andy Stevensen, Fehlman Lebarre - Architect
Greg Shields, Project Design Consultants - Civil Engineer

Jerry Selby gave a brief history and overview of the 9th & Palm area (former North Island Credit Union and the Miracle Shopping Center), and introduced representatives from Sudberry Properties, Inc.

Estean Lenyoun gave a brief background of Sudberry and then proceeded with a power point presentation that showcased some of their projects in the San Diego area. The architect spoke in greater detail about design ideas and completed the power point project. The workshop then was opened up to public comment/concerns/questions/suggestions.

Category 1: Financial Concerns

1. Amount of money spent so far on project – a lot of money, could be used for services to City
2. What will happen to the City's finances if this project cannot be completed
3. What will happen if tenants fail in business and move, how will new businesses be brought in so no abandoned buildings - blight
4. What is the rate of return for Sudberry
5. No new sales tax will be generated, only competing with businesses across the street
6. ENA – is there a “look back” provision

Category 2: Surrounding Resident Concerns

1. During demo/construction, how will noise, traffic and air-borne debris be mitigated
2. During demo, can there be some sort of “critter control” – concerns about cockroaches, mice and rats coming from buildings and moving into resident's homes
3. Traffic – will this project create more traffic on nearby streets into shopping center
4. Curb appeal – with parking lot facing homes, wall along alley
5. Privacy concerns – elevated parking area looking down into yards
6. Drainage – currently low level at 8th Street and flooding occurs during heavy rains – with the land elevated, will this create more drainage problems – possible polluted runoff
7. Overall construction concern

Category 3: Public Input

1. Feel cart has been put before the horse – should have had public meetings prior to engaging a developer
2. Have more workshops
3. Have public workshops that filter information down into a smaller group to meet with developer and City officials to voice concerns, give suggestions

Category 4: Architectural Designs/Engineering

1. Want more creativity in design
2. Really showcase IB as classic beach town
3. Possible Arch Way – maybe some type of connector to cross Palm
4. Theatre
5. Art Museum
6. Move Post Office to the site
7. Concern about drainage
8. ADA – need to have anchor stores closer to be able to walk easily from one store end to the other store end
9. Tie in with Surfhenge and Spirt of IB art work
10. Wall/parking area – make sure appealing to neighborhood

Category 5: Green Features

1. Possible solar
2. Want to make sure using drought tolerant plants – lush foliage but no watering
3. Possible to catch rain water and use again, or filter and clean before going into channel
4. Recycle material when buildings are demolished
5. Use green building materials